

EXHIBIT A

CONDITIONAL LOAN APPROVAL

INITIAL ACTION: 01/10/2025

UPDATED: March 14, 2025

Loan Details

LENDER: New American Funding, LLC	PARTNER LOAN NUMBER: 6600025845
LOAN PROGRAM: HomeSafe LESA	FHA CASE NUMBER: N/A
TRANSACTION TYPE: HOME SAFE Refinance	FHA CASE NUMBER ASSIGNED:
LINK LOAN NUMBER: 6600025845	MARGIN: N/A

Borrower & Property Information

BORROWER(S): Gary Scott Rosenthal	PROPERTY ADDRESS: 20228 23rd PI NW Shoreline, WA 98177
DATE OF BIRTH(S): 01/07/1959	PROPERTY TYPE: Single Family Detached
COUNTY: KING	# OF UNITS: 1

Loan Information

APPLICATION DATE: 12/09/2024	SALES PRICE: N/A	APPRAISED VALUE: 1,350,000.00	MAXIMUM CLAIM AMOUNT: 1,350,000.00
COUNSELING EXPIRATION DATE: 06/28/2025			

Expiration Dates

Loan Contacts

APPRAISAL EXPIRES: 05/07/2025	LOAN OFFICER: Marcus Quintana	BROKER PROCESSOR: Kristin Yates
CREDIT EXPIRES: 04/26/2025	CLIENT NAME: New American Funding, LLC	UNDERWRITER: Breanne Leivan
TITLE EXPIRES: 04/10/2025	AE: Adam Potafiy	CLOSER:
PLL EXPIRATION:	UW SUPPORT: Tonya Tow Burch	FUNDER:

FA Information

CREDIT: FAIL	FINANCIAL ASSESSMENT RESULT: FAIL
INCOME: FAIL	LESA RESULT: Fully Funded
PROPERTY CHARGES: PASS	

LOAN CONDITIONS

PRIOR TO CLOSE				
	Description	Type	Cleared	Date Cleared
100	Borrower has a Chapter 13 bankruptcy. Provide the following: 1. Court-approved payment plan and payment history (borrower must pay off any liens against the property and any federal debt). 2. Provide written permission signed by the judge indicating that the borrower does not need to pay off the BK to proceed with the reverse mortgage. This permission must specify that the mortgage may be an adjustable rate mortgage. NOTE: Request that the court not specify a rate. Approval should stipulate "current market rate," or the current rate plus a stated percentage, such as "current adjustable rate plus 5%." If the court allows a lower rate than the current rate at closing, we cannot close on the loan. - UW Comments - ***UPDATE 3/14 BL: 1. Provide written permission signed by the judge indicating that the borrower does not need to pay off the BK to proceed with the reverse mortgage. This permission must specify that the mortgage may be an adjustable rate mortgage. NOTE: Request that the court not specify a rate. Approval should stipulate "current market rate," or the current rate plus a stated percentage, such as "current adjustable rate plus 5%." If the court allows a lower rate than the current rate at closing, we cannot close on the loan.	Prior to Close		
101	(US) Provide the following to verify income: most recent bank statement showing receipt of social security income (statement provided is aged)	Prior to Close	X	01/29/2025
102	Insurance agent to complete Verification of Insurance form or provide the prior policy period dec page.	Prior to Close	X	01/28/2025
103	Provide a letter of explanation regarding the following derogatory credit: Open Bankruptcy, Notice of Trustee sale on title, and overdue amount for Shellpoint #4344 on mortgage statement (Note: LESA required)	Prior to Close	X	01/29/2025
104	(US) Provide a letter of explanation for the following addresses and confirm any ownership interest exists: 11714 4th Ave NW, Seattle WA 98177	Prior to Close	X	01/28/2025



110	(US) Provide Evidence of Insurance reflecting FAR's mortgagee clause & loan number or PA's mortgagee clause. Provide annual premium, deductible, and policy dates. Must be good through 60 days. - Minimum Dwelling Coverage \$800,000 NOTE: Policies that exclude standard covered perils are not acceptable: i.e. wind or hail - UW Comments - **UPDATE 3/11 BL: In order to accept RCE on new policy, correct the following: full basement, 2 bathrooms, no AC, 3 car garage, include debris removal.	Prior to Close	X	03/14/2025
120	(US) Provide a legible social security number exhibit for Gary (underwritten as 177-54-5808)	Prior to Close	X	01/28/2025
121	(US) Borrower signed Certificate same date as Counseling, but session was completed via Telephone. Document same-day delivery to Borrower.	Prior to Close	X	01/29/2025
122	(US) Provide fully executed HomeSafe Applicant Certification of HECM Counseling	Prior to Close	X	01/28/2025
123	(US) Provide the following MISSING disclosures: *Privacy Notice (Must be Principal Agents version, cannot reflect Finance of America), *Certification of Property Owners, *Lines of Credit Attached to the Subject Property, *FHA-Insured HECM Products Disclosure, *Property Charges Set Aside and Increase in Estimated Interest Rate Disclosure - UW Comments - *Update 1/28 AH: pending Privacy Notice (Must be Principal Agents version, cannot reflect Finance of America)	Prior to Close	X	02/19/2025
124	(US) Provide all of the following disclosures that are to be CORRECTED or COMPLETED (all disclosures must be completed in full/no blanks and executed by all applicable parties. Any corrections or completions to be initiated by the Borrower(s): 4506-C (Section 1b-SSN to be completed)	Prior to Close	X	01/28/2025
125	(US) Borrower to confirm they would like all funds at closing. If a reduction is requested the PL reduction disclosure will be required and a MGMT review is needed.	Prior to Close	X	01/28/2025
126	(US) Provide evidence that case number 566-4101851 has been cancelled	Prior to Close		
130	(US) Title to reflect PA as insured for insured amount \$1,350,000	Prior to Close	X	01/28/2025
131	(US) Title to clear #20 on title in regards to tax statement or title to verify that tax statement has been reviewed and if additional requirements are needed	Prior to Close	X	01/28/2025
132	(US) Provide current payoffs for the following liens reflected on title: Shellpoint #0684754334 - UW Comments - ***UPDATE 2/26 BL: Transferred to Eastside Funding #0610. Payoff provided is good through 3/7/2025. Condition will remain open until CTC	Prior to Close		
133	Title Company to provide a copy of the recorded easement for subjects Private Road/Shared Driveway - UW Comments - ***UPDATE 1/29 BL: 1. Attached appears to be a payoff and not an easement. Provide copy of easement 2. Provide clarification what payoff is for, as it does not match lien on title. Additional conditions may apply.***UPDATE 2/6 BL: 1. Both attached recorded docs do not appear to address an easement. Provide copy of easement or highlight on provided docs where easement reference is 2. Provide clarification what payoff is for, as it does not match lien on title. Additional conditions may apply.**2/12 AROSE: STILL NEED ABOVE **UPDATE 2/19 BR- 1.) Subject is on a private road., but the street address is a pulic road. Title to verify the Situs address of the subject property. 2.) Eastside Funding: PA to verify what Eastside Funding payoff is for? Eastide Funding is a hard money lender. Did the borrower obtain a new loan from Eastside Funding a payoff Shellpoint? Additional conditions may apply.	Prior to Close	X	02/26/2025
140	First Appraiser to address the following: 1. Provide additional closed comp with similar basement and site size due to across the board adjustments 2. Correct address for comp #4, 5 and 6 on location map and remove comp #7 - UW Comments - **UPDATE 2/19 BR- Subject is on a private road and lot is located behind another house. Appraiser to verify subject has proper ingree and egress via the private road. Appraiser also to verify the address contains a road that is a public road, but the subject actually resieds on the private road. Appraiser to verify if the location of the property effects the value and marketabilty of the property. Additional conditons may apply.	Prior to Close	X	02/26/2025



149	(US) Provide certification of appraisal delivery for all valuations. Loan is subject to ECOA waiting period for closing unless borrower waived at the time of application. - UW Comments - **Update 1/28 AH: Appraisal delivery acceptable- once CDA received in 150, CDA to be delivered and wait to close begins	Prior to Close	X	02/18/2025
150	(US) FAR to order CDA report - UW Comments - **Ordered 1/28 AH	Prior to Close	X	01/29/2025
160	**UPDATE 2/26 BL: Per transfer to new lender for mortgage being paid off, payoff amount drastically increased leading to short to close amount. Provide sufficient funds to close supporting a minimum of \$503,442, document source of funds for large deposits.	Prior to Close		

AT CLOSING

	Description	Type	Cleared	Date Cleared
200	The following items to be paid in full at closing: Eastside Funding #0610	At Closing		
201	Borrower can close xx/xx based on ECOA timing requirements for appraisal delivery	At Closing		
202	Earliest Close Date 2/17/25 (HOI Effective)	At Closing		
203	Closer: Verify that the file is not located in a disaster area that has been declared since the file was approved.	At Closing		
204	Disclosures/LOE's to be provided with closing package: 4506-C Section 1b to be initialed at closing	At Closing		
205	Collect HOI Premium \$1,258.76	At Closing		

PRIOR TO FUND

	Description	Type	Cleared	Date Cleared
300	Funder: Verify that the file is not located in a disaster area that has been declared since the file was approved.	Prior to Fund		
301	Disclosures/LOE's to be signed and dated at closing: 4506-C Section 1b to be initialed at closing	Prior to Fund		

INTERNAL NOTES

	Description	Type	Cleared	Date Cleared
500	Complete the following at CTC. 1. FEMA disaster check 2. MERS check 3. Pull Gap/UDM report, if Proprietary for UW review	Internal Notes		

UNDERWRITER SIGNATURE: _____

Origination Company: **New American Funding, LLC**

NMLSR ID: **6606**

Originator: **Marcus Quintana**

NMLSR ID: **1184586**

Lender: **New American Funding, LLC**

NMLSR ID: **6606**



REVERSE MORTGAGE LOAN COMPARISON

Loan #: 6600025845

Borrower(s): **Gary Scott Rosenthal**
 Lender: **Marcus Quintana, New American Funding, LLC**
 Phone #: **(206) 853-8680**
 Property Address: **20228 23rd PI NW, Shoreline, WA 98177**

Date Prepared: **March 14, 2025**
 Estimated Closing Date: **March 21, 2025**
 DOB (Youngest Bwr): **01/07/1959**
 PLU Percentage **81.64%**

Product Name	HomeSafe LESA	Fixed	Monthly CMT Cap5	Monthly CMT Cap10
Margin	N/A	N/A	2.375%	2.500%
Initial Interest Rate Index	N/A	N/A	4.050%	4.050%
Initial Interest Rate	9.490%	7.810%	6.375%	6.500%
Expected Interest Rate	N/A	7.810%	6.625%	6.750%
Lifetime Cap on Initial Interest Rate	N/A	N/A	11.375%	16.500%
Annual MIP	N/A	0.500%	0.500%	0.500%
Expected Interest Rate Index	N/A	N/A	4.250%	4.250%
Monthly Servicing Fee	\$0.00	\$0.00	\$0.00	\$0.00
Home Value	\$1,350,000.00	\$1,350,000.00	\$1,350,000.00	\$1,350,000.00
Max Loan Amount/Max Claim Amount	\$1,350,000.00	\$1,209,750.00	\$1,209,750.00	\$1,209,750.00
Principal Limit (Gross Proceeds)	\$480,600.00	\$376,232.25	\$431,880.75	\$425,832.00
Initial Mortgage Insurance Premium (MIP)	\$0.00	\$24,195.00	\$24,195.00	\$24,195.00
IMIP %	0.000%	2.000%	2.000%	2.000%
Origination Fee	\$10,000.00	\$6,000.00	\$6,000.00	\$6,000.00
Third Party Fees	\$6,482.76	\$5,249.00	\$5,249.00	\$5,249.00
Credit	\$0.00	\$0.00	\$0.00	\$0.00
Remaining Principal Limit	\$464,117.24	\$340,788.25	\$396,436.75	\$390,388.00
Required Payoffs (Mortgages/Liens)	\$879,314.12	\$879,314.12	\$879,314.12	\$879,314.12
Property Tax & Insurance Set-Aside	Fully Funded	None	None	None
1st Year Set-Aside	\$4,085.40	\$3,864.24	\$3,864.24	\$3,864.24
After 1st Year Set-Aside	\$84,159.24	\$43,377.93	\$43,377.93	\$43,377.93
Total Set-Aside	\$88,244.64	\$47,242.17	\$47,242.17	\$47,242.17
Total Mandatory Obligations	N/A	\$918,622.36	\$918,622.36	\$918,622.36
Mandatory Obligations %	N/A	244.164%	212.703%	215.724%
Total Non-Mandatory Obligations	\$0.00	\$0.00	\$0.00	\$0.00
Cash Available at Closing	-\$503,441.52	-\$585,768.04	-\$530,119.54	-\$536,168.29
Initial Cash Requested	\$0.00	\$0.00	\$0.00	\$0.00
Cash Due from Borrower	\$503,441.52	\$585,768.04	\$530,119.54	\$536,168.29
Total Line of Credit Available	\$0.00	\$0.00	\$0.00	\$0.00
LOC Limit Year 1	N/A	\$0.00	\$0.00	\$0.00
Requested LOC Year 1	N/A	\$0.00	\$0.00	\$0.00
Additional Line of Credit After 1st Year	N/A	\$0.00	\$0.00	\$0.00
Initial Line of Credit Growth Rate	N/A	N/A	6.875%	7.000%
Monthly Payments to Borrower	N/A	N/A	\$0.00	\$0.00
Payment Plan Selected	Lump Sum	Lump Sum	N/A	N/A
1st Year Payments to Borrower	N/A	N/A	\$0.00	\$0.00
After 1st Year Payments to Borrower	N/A	N/A	\$0.00	\$0.00
Duration in Months	N/A	N/A	N/A	N/A
Unavailable Principal Limit	N/A	\$0.00	\$43,377.93	\$43,377.93
Initial Loan Amount	\$392,355.36	\$328,990.08	\$384,638.58	\$378,589.83
Principal Limit Utilization %	81.639%	87.443%	89.061%	88.906%
Initial Disbursement Limit	N/A	\$332,854.32	\$388,502.82	\$382,454.07
Initial Disbursement Limit %	N/A	88.4704%	89.956%	89.8134%



REVERSE MORTGAGE LOAN COMPARISON

Loan #: **6600025845**

Please be advised that these numbers are estimates ONLY. The assumptions upon which they are based are subject to change, including the current interest rate and the estimated closing date. Other factors, including the youngest borrower's date of birth and the Maximum Claim Value may affect the amounts shown.

Borrower - **Gary Scott Rosenthal**

Date



HECM FINANCIAL ASSESSMENT WORKSHEET FHA CASE NO.**MORTGAGOR NAME**
Gary Scott Rosenthal**MORTGAGOR NAME****PROPERTY STREET ADDRESS**
20228 23rd PI NW**PROPERTY CITY, STATE, ZIP CODE**
Shoreline, WA 98177**SECTION A: PROPERTY CHARGE PAYMENT HISTORY**

PROPERTY CHARGE	CURRENT	DELINQUENT IN LAST 24 MONTHS
REAL ESTATE TAXES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
OTHER ASSESSMENTS	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
HOA/PUD/CONDO FEES	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
HAZARD/HOMEOWNERS INSURANCE IN PLACE FOR LAST 12 MONTHS		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FLOOD INSURANCE IN PLACE FOR LAST 12 MONTHS		<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

SECTION B: CREDIT HISTORY

INSTALLMENT CREDIT ACCOUNT	NUMBER OF DELINQUENT PAYMENTS LAST 24 MONTHS		
	30 DAY	60 DAY	90 DAY
EASTSIDE FUNDING (Transferred from Shellpoint)			
REVOLVING CREDIT ACCOUNT	NUMBER OF DELINQUENT PAYMENTS LAST 12 MONTHS		
	30 DAY	60 DAY	90 DAY

SECTION C: ASSETS

ASSET ACCOUNT	<i>minus</i>	MORTGAGOR FUNDS NEEDED TO CLOSE	NET VALUE

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SECTION D: CALCULATION OF IMPUTED INCOME FROM ASSET DISSIPATION

ASSET ACCOUNT	NET VALUE		% VALUE		DISCOUNTED VALUE
LUMP SUM DISTRIBUTION	\$0.00	X	%	=	\$0.00
RETIREMENT ASSETS	\$0.00	X	%	=	\$0.00
ANNUITIES	\$0.00	X	%	=	\$0.00
NON-RETIREMENT ASSETS	\$0.00	X	%	=	\$0.00
CHECKING/SAVINGS	\$0.00	X	%	=	\$0.00

TOTAL DISCOUNTED VALUE OF ASSETS

\$0.00

divided by LIFE EXPECTANCY OF YOUNGEST MORTGAGE IN MONTHS
(LIFE EXPECTANCY X 12)

216 Months

equals TOTAL IMPUTED MONTHLY INCOME FROM ASSETS

\$0.00

SECTION E: CALCULATION OF MAINTENCE AND UTILITY EXPENSES

SQUARE FEET OF GROSS LIVING AREA ABOVE GRADE 1,698.00

multiplied by \$0.14 X 0.14

equals MONTHLY MAINTENANCE AND UTILITY EXPENSES \$ 237.72

SECTION F: MONTHLY EFFECTIVE INCOME

MONTHLY INCOME SOURCE	AMOUNT	MONTHLY INCOME SOURCE	AMOUNT
EMPLOYMENT	\$0.00	ASSET DISSIPATION	\$0.00
PENSION/RETIREMENT	\$0.00		
SOCIAL SECURITY	\$2,366.70		
RENTAL INCOME	\$0.00		

TOTAL MONTHLY EFFECTIVE INCOME FROM ALL SOURCES:

\$2,366.70



SECTION G: MONTHLY PROPERTY CHARGES				
PROPERTY CHARGE	ANNUAL AMOUNT	DIVIDED BY	EQUALS	MONTHLY AMOUNT
REAL ESTATE TAXES	\$2,826.81	12	=	\$235.56
HAZARD/HOMEOWNERS INSURANCE	\$1,258.76	12	=	\$104.89
FLOOD INSURANCE	\$0.00	12	=	\$0.00
HOA/PUD/CONDO FEES	\$0.00	12	=	\$0.00
OTHER (describe)	\$0.00	12	=	\$0.00
OTHER (describe)	\$0.00	12	=	\$0.00
TOTAL MONTHLY PROPERTY CHARGES:				\$340.45
SECTION H: OTHER MONTHLY EXPENSES				
MONTHLY EXPENSE SOURCE	OUTSTANDING BALANCE		MONTHLY PAYMENT	
INCOME TAXES			\$0.00	
FICA			\$0.00	
INSTALLMENT ACCOUNTS			\$0.00	
REVOLVING ACCOUNTS			\$0.00	
ALIMONY AND CHILD SUPPORT			\$0.00	
MAINTENANCE AND UTILITIES			\$237.72	
JUDGMENT PAYMENTS			\$0.00	
BANKRUPTCY PAYMENTS			\$0.00	
EASTSIDE FUNDING (Transferred from Shellpoint) (Mortgage)	\$879,314.12		\$3,496.63	
TOTAL OTHER MONTHLY EXPENSES:				\$1,547.72



SECTION I: RESIDUAL INCOME

	TOTAL MONTHLY EFFECTIVE INCOME FROM ALL SOURCES	\$2,366.70
<i>minus</i>	TOTAL MONTHLY PROPERTY CHARGES	\$340.45
<i>minus</i>	TOTAL OTHER MONTHLY EXPENSES	\$1,547.72
<i>equals</i>	MONTHLY RESIDUAL INCOME	\$478.53

SECTION J: RESIDUAL INCOME SHORTFALL

HOUSEHOLD SIZE 1	REGION West	REQUIRED RESIDUAL INCOME	\$ 589.00
<i>minus</i>		MORTGAGOR RESIDUAL INCOME	\$ 478.53
<i>equals</i>		RESIDUAL INCOME SHORTFALL * * If negative number, enter zero	\$ 110.47

SECTION K: MONTHLY PROPERTY TAXES AS % OF MONTHLY INCOME

	TOTAL MONTHLY PROPERTY TAXES	\$ 235.56
<i>divided by</i>	TOTAL MONTHLY EFFECTIVE INCOME FROM ALL SOURCES	\$ 2,366.70
<i>equals</i>		9.953 %



SECTION L: EXTENUATING CIRCUMSTANCES

Full LESA applied due to currently open bankruptcy, notice of trustee sale and current past due amount on mortgage.

SECTION M: COMPENSATING FACTORS

Property charges backed out to support sustainability.

RESULTS OF FINANCIAL ASSESSMENT

PROPERTY CHARGE PAYMENT HISTORY	ACCEPTABLE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CREDIT HISTORY	ACCEPTABLE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
RESIDUAL INCOME	ACCEPTABLE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
FULLY FUNDED LIFE EXPECTANCY SET-ASIDE REQUIRED	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	AMOUNT \$88,244.64
PARTIALLY FUNDED LIFE EXPECTANCY SET-ASIDE REQUIRED	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	AMOUNT \$
FULLY FUNDED BORROWER ELECTED	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	AMOUNT \$
UNDERWRITER ANALYSIS UNDERWRITING ANALYSIS: · LESA: Full LESA · Income: Social Security was verified with 2025 award letter. Income taxes calculated from tax website based off 50% of income per guidelines. · Credit: Fail · Property			



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charges: Tax history passes. Need HOI history . T&I are escrowed but history required due to late mortgage payments. - Collateral (Subject Property): Is acceptable - 2nd appraisal required		
DE UNDERWRITER CHUMS ID GF10	DE UNDERWRITER SIGNATURE	DATE 01/10/2025



Addendum to Residential Loan Application for Reverse Mortgages

Loan Number: 6600025845

Date: March 14, 2025

Borrower(s): Gary Scott Rosenthal

Property Address: 20228 23rd PI NW, Shoreline, WA 98177

Lender: New American Funding, LLC

1 Number of individuals occupying, or that will occupy the subject property.

Monthly Income - Borrower		Monthly Income - Co-Borrower	
Base Employment*	\$0.00	Base Employment*	\$0.00
Overtime	\$0.00	Overtime	\$0.00
Bonuses	\$0.00	Bonuses	\$0.00
Commissions	\$0.00	Commissions	\$0.00
Rental Income	\$0.00	Rental Income	\$0.00
Other	\$2,366.70	Other	\$0.00
Total	\$2,366.70	Total	\$0.00

*Self Employed Borrower(s) may be required to provide additional documentation such as tax returns and financial statements.

Borrower Assets				CoBorrower Assets			
Bank Name	Account Type	Bank Acct #	Bank Acct Amt	Bank Name	Account Type	Bank Acct #	Bank Acct Amt

Borrower Liabilities					CoBorrower Liabilities				
Company Name	Liability Type	Monthly Pmt	Balance	Delinquency 12 Months	Company Name	Liability Type	Monthly Pmt	Balance	Delinquency 12 Months
EASTSIDE FUNDING (Transferred from Shellpoint)	Mortgage	\$3,496.63	\$879,314.12	-					
BANKRUPT CY	Other Liabilities	\$1,310.00	\$0.00	-					

Borrower Other Expenses		CoBorrower Other Expenses	
Other Expense Type	Other Expense Monthly Pmt	Other Expense Type	Other Expense Monthly Pmt
Federal Tax Expenses	\$0.00		
State Tax Expenses	\$0.00		

Schedule of Real Estate Owned***						
Property Address (Enter S if sold, PS if pending sale, or R if rental being held for income)	Present market value	Amount of Existing Liens and/or Mortgages	Gross Rental Income	Mortgage Payments	Insurance, Maintenance, Taxes, Misc. Expenses	Net Rental Income
20228 23rd PI NW Shoreline, WA 98177	\$1,350,000.00	\$879,314.12				

***If additional properties are owned, use continuation sheet.



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Other Income - Borrower		Other Income - Co-Borrower	
Other Income Desc	Other Inc Monthly Amt	Other Income Desc	Other Inc Monthly Amt
Social Security/Disability Income	\$2,366.70		

Acknowledgment: Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors, and assigns, may verify or re- verify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

Certification: I/We certify that the information provided in this application is true and correct as of the date set forth opposite my/our signature(s) on this application and acknowledge my/our understanding that any intentional or negligent misrepresentation(s) of the information contained in this application may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United State Code, Section 1001, et seq. and liability for monetary damages to the Lender, its agents, successors and assigns, insurers, and any other person who may suffer any loss due to reliance upon any misrepresentation which I/we have made on this application.

Borrower's Signature	Date	Co-Borrower's Signature	Date
X		X	



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Cash Flow Summary and Underwriting Analysis

Total Monthly Effective Income	\$2,366.70	Total Monthly Effective Income w/Com Factors	\$2,366.70
Minus Total Mo. Property Charges	\$340.45	Minus Adjusted Total Mo. Property Charges	\$0.00
Minus Total Other Mo. Expenses	\$1,547.72	Minus Total Other Mo. Expenses	\$1,547.72
Monthly Residual Income	\$478.53	Monthly residual Income	\$818.98
Geographic Requir' Residual Income	\$589.00	Geographic Reqd' residual Income	\$589.00
% of Residual Income Fulfilled	0.00%	Percent of RI Fulfilled w/comp factors	139%
Residual Income Shortfall	\$110.47	Residual Income Shortfall after Comp Factors	\$0.00
Youngest Borr Life Expectancy In Months			216
Net Principal Limit			\$0.00
Initial Cash to Borrower			\$0.00

Compensating Factors:

Property charges backed out to support sustainability.

Extenuating Circumstances:

Full LESA applied due to currently open bankruptcy, notice of trustee sale and current past due amount on mortgage.

Underwriting Analysis/Notes:

UNDERWRITING ANALYSIS: · LESA: Full LESA · Income: Social Security was verified with 2025 award letter. Income taxes calculated from tax website based off 50% of income per guidelines. · Credit: Fail
· Property charges: Tax history passes. Need HOI history . T&I are escrowed but history required due to late mortgage payments. · Collateral (Subject Property): Is acceptable - 2nd appraisal required



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